

<b>B. Type of Loan</b>			
1 <input type="checkbox"/> FHA	2 <input type="checkbox"/> RHS	3 <input checked="" type="checkbox"/> Conv. Unins.	6 File Number 31080
4 <input type="checkbox"/> VA	5 <input type="checkbox"/> Conv. Ins.	7. Loan Number	8 Mortgage Insurance Case Number
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.			
D Name and Address of Borrower Hanover Investments, LLC 4560 Office Park Drive Jackson, MS 39206		E Name and Address of Seller G & B Investments, Inc. 14 Twelve Oaks Madison, MS 39110	
		F Name and Address of Lender G & B Investments, Inc. 14 Twelve Oaks Madison, MS 39110	
G Property Location 84.56 acre parcel & 20.54 acre parcel SW 1/4 of S1; NE 1/4 & NW 1/4, S12, T7N, R1E, Park Place Boulevard, Madison County, Mississippi		H. Settlement Agent Watkins & Eager PLLC Roger W. Williams  Place of Settlement P. O. Box 650 Jackson, MS 39205-0650	
		I Settlement Date 07/23/08 DD: 07/23/08	
<b>J. SUMMARY OF BORROWER'S TRANSACTION:</b>		<b>K. SUMMARY OF SELLER'S TRANSACTION:</b>	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Contract sales price	16,000,000.00	401. Contract sales price	16,000,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	106,376.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	16,106,376.00	420. GROSS AMOUNT DUE TO SELLER	16,000,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT TO SELLER	
201. Deposit or earnest money	20,000.00	501. Excess Deposit (see instructions)	20,000.00
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	2,745,619.31
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206. Seller Financing	11,000,000.00	506. Seller Financing	11,000,000.00
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes to		510. City/town taxes to	
211. County taxes 01/01 to 07/23	1,161.52	511. County taxes 01/01 to 07/23	1,161.52
212. Assessments to		512. Assessments to	
213.		513.	
214. Credit-HC Special Assessment	7,400.68	514. Credit-HC Special Assessment	7,400.68
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY / FOR BORROWER	11,028,562.20	520. TOTAL REDUCTION AMOUNT DUE SELLER	13,774,181.51
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	16,106,376.00	601. Gross amount due to seller (line 420)	16,000,000.00
302. Less amounts paid by/for borrower (line 220)	11,028,562.20	602. Less reduction amount due to seller (line 520)	13,774,181.51
303. CASH FROM BORROWER	5,077,813.80	603. CASH TO SELLER	2,225,818.49



L. SETTLEMENT CHARGES:				PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700.	TOTAL SALES/BROKER'S COMMISSION based on price \$ 18,000,000.00 @ = 250,000.00				
	Division of commission (line 700) as follows:				
701.	\$	250,000.00	to Lee Hawkins Realty, Inc.		
702.	\$		to		
703.	Commission paid at Settlement				250,000.00
704.					
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN			P.O.C.	
801.	Loan Origination Fee	%			
802.	Loan Discount	%			
803.	Appraisal Fee	to			
804.	Credit Report	to			
805.	Lender's Inspection Fee	to			
806.	Mtg. Ins. App. Fee	to			
807.	Assumption Fee	to			
808.	Underwriting Fee				
809.	Doc Prep Fee				
810.	Tax Service Fee				
811.	Flood Cert. Fee				
812.					
813.					
814.					
815.					
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901.	Interest	from	to @ \$ /day		
902.	Mortgage Ins. Prem.		to		
903.	Hazard Ins. Prem.		yrs. to		
904.					
905.					
1000.	RESERVES DEPOSITED WITH LENDER FOR				
1001.	Hazard Insurance	mo. @ \$	/ mo.		
1002.	Mortgage Insurance Premium	mo. @ \$	/ mo.		
1003.	City Property Taxes	mo. @ \$	/ mo.		
1004.	County Property Taxes	mo. @ \$	/ mo.		
1005.	Annual Assessments	mo. @ \$	/ mo.		
1006.		mo. @ \$	/ mo.		
1007.		mo. @ \$	/ mo.		
1008.	Aggregate Reserve for Hazard/Flood Ins, City/County Prop Taxes, Mortgage Ins & Annual Assessments				
1100.	TITLE CHARGES				
1101.	Settlement or closing fee	to			
1102.	Abstract or title search	to	First American Abstract Company	1,625.00	
1103.	Title examination	to			
1104.	Title insurance binder	to			
1105.	Document Prep Fee	to			
1106.	Notary fees	to			
1107.	Attorney's fees	to	Watkins & Eager PLLC	80,000.00	
	(includes above item No: )				
1108.	Title insurance	to	Mississippi Valley Title Insurance Company	16,308.00	27,180.00
	(includes above item No: )				
1109.	Lender's coverage				
1110.	Owner's coverage	Owner's Policies for both Buyer & Seller (special rates)			
1111.	(Reissue rate-borrower policy)				
1112.	Seller's counsel-atty fees/exp		McGlinchey Stafford PLLC		59,900.00
1113.	Title research		First Guaranty Title, Inc.	2,100.00	
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201.	Recording fees	Deed \$	; Mortgage \$ ; Releases \$		
1202.		Deed \$	; Mortgage \$		
1203.		Deed \$	; Mortgage \$		
1204.		Deed \$	; Mortgage \$		
1205.					
1300.	ADDITIONAL SETTLEMENT CHARGES				
1301.	Survey	to	Benchmark Engineering & Surveying, LLC		8,405.31
1302.	Pest Inspection	to			
1303.	Engineering work		Mendrop Wages, LLC	5,370.00	
1304.	Title Search		First Guaranty Title, Inc.	800.00	
1305.	Misc. Costs/Expenses		Watkins & Eager PLLC	125.00	
1306.	Recording Fees - Cancellations		Madison County Chancery Clerk		134.00
1307.	Recording Fees		Madison County Chancery Clerk	48.00	
1308.	Payoff		BankPlus		2,400,000.00
1400.	TOTAL SETTLEMENT CHARGES (enter on lines 103 and 502, Sections J and K)			106,376.00	2,745,619.31

## ADDENDUM TO CLOSING STATEMENT

I have carefully reviewed the Closing Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Closing Statement.

### BORROWER:

HANOVER INVESTMENTS, LLC,  
a Mississippi limited liability company

By: Charles H Evans  
Name: Charles H Evans  
Title: managing member

### SELLER:

G & B INVESTMENTS, INC.,  
a Mississippi corporation

By: D Joseph Brata  
D. Joseph Brata, President

The Closing Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

### Watkins & Eager PLLC

By: B. Eager, Settlement Agent

Dated: July 23, 2008

Note: Per the Real Estate Agreement, Seller is to pay Lee Hawkins Realty, Inc., a real estate commission of 5%. Based on a sales price of \$16,000,000.00, the real estate commission is \$800,000.00. However, Seller and the real estate agent have agreed that at closing Seller shall pay a real estate commission based on the sales price, less the seller financing of \$11,000,000.00. Accordingly, the real estate commission paid at closing will be \$250,000.00 ( $\$5,000,000.00 \times .05 = \$250,000.00$ ). The remainder of the real estate commission will be paid when the seller financing is paid, per an agreement between Seller and real estate agent.

Note: Per the Real Estate Agreement Seller is to pay all special assessments. As a result, Seller is giving Buyer/Borrower a credit for the estimated remainder of the Highland Colony Parkway Special Assessment on line 214.